



# FOR SALE

Gateway  
2,100 AC  
Masterplanned  
Community

amazon

amazon

GOODYEAR  
Logistics Center

Gateway Blvd

80

54,188 VPD ('21)

80

Gateway  
Retail - 40 Acres

Chelsea Ln

Windmill Ridge  
Farms  
1,653 Lots

Irongate Blvd

**SITE**  
**±2.93 AC**

## 2.93 AC COMMERCIAL LOT

NWQ OF I-80 & IRONGATE BLVD

### FORNEY, TEXAS

**GIANCARLO "GC" CARRIERO, CCIM**  
Vice President  
gc@duwestrealty.com  
214.720.0004

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205  
[duwestrealty.com](http://duwestrealty.com)

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# COMMERCIAL LOT FOR SALE | Irongate Blvd & Chelsea Ln, Forney, Texas 75126

## OVERVIEW

- 2.93 Acres for Sale
- Forney development site in the ETJ
- Ideal site for daycare or preschool adjacent to Blackburn elementary school
- Great opportunity for self-storage
- Future retail development coming on northside of 180/Gateway Blvd
- All utilities to site
- Call for Info & Price

## TRAFFIC COUNTS

US-80: 63,237 VPD west of Irongate Blvd (TXDOT 2021)  
US-80: 54,188 VPD east of Irongate Blvd (TXDOT 2021)

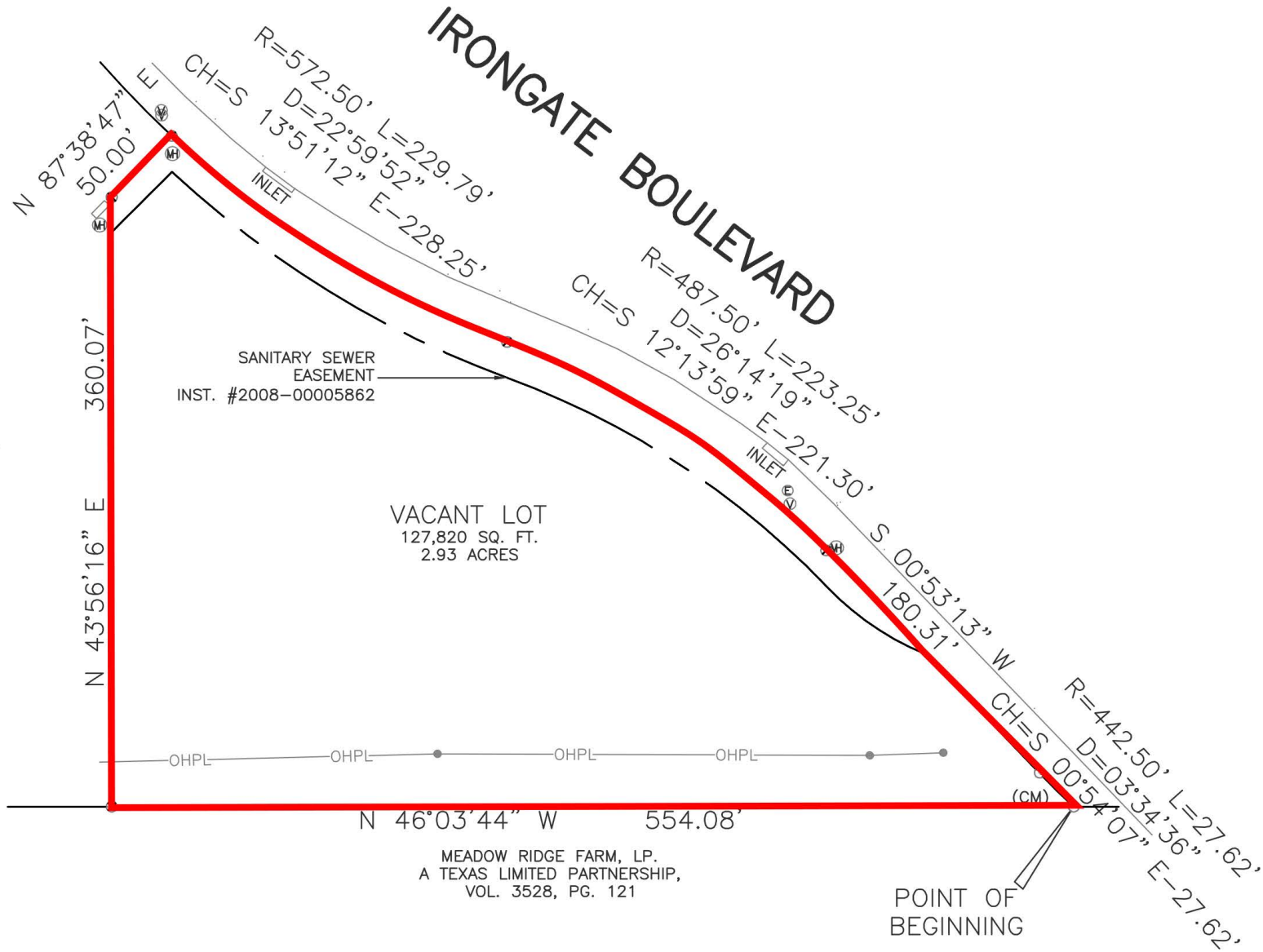
## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	8,264	34,288	66,222
2027 Projected Pop.	10,106	44,713	88,406
Daytime Pop.	5,823	27,768	53,455
Avg HH Income	\$114,264	\$123,925	\$120,107



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JTT INVESTMENTS LLC,  
A TEXAS LIMITED LIABILITY CO.  
VOL. 5704, PG. 599



VACANT LOT  
127,820 SQ. FT.  
2.93 ACRES

MEADOW RIDGE FARM, LP.  
A TEXAS LIMITED PARTNERSHIP,  
VOL. 3528, PG. 121













